



**LAND SPACE NOW AVAILABLE**

**Sale Price:** \$4,250,000

**Lot Size:** 13.9779 +/- Acres

**APN #:** PART OF R133222000

**PROPERTY OVERVIEW**

This 13.9779 +/- acre parcel immediately west of I-235 is ideal for a mixed use development or a large church with immediate access to the Interstate system. It lends itself well to retail or office fronting on NW 36th Street with office or multi-family on the north area of the site. The site includes the former location of The First Christian Church of Oklahoma City, and the Jewell Box Theater. The northeast corner of NW 36th and Walker on which the church structure is located is zoned C-3 Commercial and the balance of the property is zoned R-1 CUP-26, which is a parking overlay zoning. THE AERIAL OUTLINE ABOVE IS NOT AN EXACT VIEW OF THE OFFERING. See attached survey. The site offer 829.90 feet of frontage on N. Walker and 602.00 feet of frontage on NW 36th Street.

**LOCATION OVERVIEW**

The northwest quadrant of the interchange of I-235 (Broadway Extension) and NW 36th Street. Approximately 13.9779 acres of land suitable for commercial and/or multi-family development or a combination of those and other uses. Surrounding neighborhoods include Edgemere Park and Crown Heights, both of which are Historical Preservation areas and Edgemere Heights. Numerous restaurants and service providers are located in the general area. Just a few blocks east of Western Avenue with its numerous restaurants and night spots.

**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@pricedwards.com  
pricedwards.com

